

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON NOVEMBER 6, 2006
(Approved November 20, 2006)

The Board of Supervisors held their regular monthly meeting on Monday, November 6, 2006. Present for the meeting were supervisors Robert Preston W. Atlee Rinehart, John Doering, Jr. Timothy Roland, and Rosemarie C. Miller. Also, in attendance were Casey LaLonde, Township Manager, John A. Koury, Jr., Township Solicitor, and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m. and the pledge was recited.

1. MINUTES

Minutes of October 9, 2006

Mr. Doering moved to approve the October 9, 2006 zoning meeting minutes as amended.

Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote. Amendments being under subheading, Zoning Ordinance Discussion, second to the last paragraph note that that Ms. Brown's property was in compliance when she purchased it and she requested a written statement providing guidance for how to keep the property in compliance.

Minutes of October 16, 2006

Mr. Rinehart moved to approve the October 16, 2006 workshop meeting minutes as amended. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Amendments being under subheading, Historical Commission, omit the additional 'Bowie and', under subheading, Adjournment, change the adjournment time to 7:55 p.m. and in the first paragraph omit the note that Supervisor Miller arrived at 7:25 p.m.

Minutes of October 23, 2006

Mr. Doering moved to approve the October 23, 2006 zoning meeting minutes as amended.

Mr. Rinehart seconded the motion. Mr. Roland abstained due to his absence at the October 23, 2006 zoning meeting. The motion carried with a 4-0-1 vote. Amendments being under subheading, Zoning Ordinance Discussion, after the Section changes note that the discussion of the draft sign ordinance has been 'continued' not 'suspended'.

2. PUBLIC COMMENTS

Financial advisors, Mr. Gordon Walker and Mr. Jens Damgaard, were present to discuss the sewer system funding. It was noted that the township was not granted a PennVest loan. The advisors presented both pros and cons of bank loans and bonds.

Mr. Doering moved to authorize Mr. Walker and Mr. Damgaard to pursue a bank loan or bond for the full amount of the project to range between \$7-8M, services to include preparation of necessary ordinances. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Joseph Eppolito of Ruggiero Development Group noted that they have been working on easement issues with PECO for the Walley Tract (Whispering Woods). The agreements are to be reviewed by the township's alternate counsel. Mr. Preston requested Mr. Eppolito send

a letter to the township regarding these issues. Mr. Eppolito inquired if EDU's may be reserved and Mr. Preston noted that EDU's would not be reserved.

Mr. Roger Kolb, representative of the Ridge Fire Company, inquired if the Board of Supervisors could assist the fire company with obtaining funding from other townships that the fire company serves. Mr. Preston requested a breakdown of the fire company budget be provided. Mr. Doering suggested inquiries be made about what other townships do to cover the increasing cost of fire protection needs. Mr. Doering also suggested the amount of calls and where they are be tracked.

Mr. Kolb also noted that the fire company is not in favor of the prospective development on Wells Road. Mr. Preston requested that the fire company provide a letter regarding such concerns.

Mrs. Elaine Preston of 2013 East Cedarville Road inquired about the plantings that Tailored Turf was supposed to provide. Mr. Ray Kolb, Public Works Supervisor, suggested that shrubs be donated for the front of the township building.

Mr. David Heim of 230 Halteman Road noted he would be resigning from his position as the Northern Federation Citizen-at-Large. Mr. Heim noted that there was a Northern Federation meeting on October 27, 2006 and East Vincent and East Coventry were the only participants not present. It was noted that discussion of the Regional Resource Protection Plan should be scheduled for January.

3. REPORTS

Reports from Various Departments and Committees

There was a review of the reports from various departments and committees.

Mr. Rinehart moved to approve the Public Works, Ridge Fire Company, Fire Police, Police, and West End Fire Company reports. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

There was a review of the Engineer's Report. The Board questioned the flood study they were provided. The Township Engineer noted he would provide a revised executive summary prior to the workshop meeting.

There was a review of the fund balances report. Mr. Preston noted concerns of the difference in the numbers found in the fund balances report. There was a brief discussion regarding the dog kennel issue and the Township Manager noted that the Code Enforcement Officer has investigated the site several times and has not witnessed barking dogs. Mr. Rinehart moved to approve the fund balance report, Code Inspections report, \$1M loan report and budget reports. Mr. Doering seconded the motion. Mr. Preston voted no due to the fact that an adequate response was not received regarding his inquiries regarding the numbers found in the fund balances report. The motion carried with a 4-1-0 vote.

Fund Balances Report

Fund	Checking	Money Market	CDs	Total
General	\$25,898.70	\$326,013.52		\$351,912.22
Capital Reserve		\$16,433.10		\$16,433.10
Highway Aid	\$3,345.62	\$38,347.58		\$41,693.20
Sewer Fund	\$9,337.02	\$121,514.81		\$130,851.83
Traffic Impact Fee Fund	\$1,186.06	\$270,809.69		\$271,995.75
Police Safety	\$2,933.01		\$2,500.93	\$5,433.94
Water Users	\$76.37			\$76.37
TOTAL				\$818,396.41

4. SUBDIVISION AND LAND DEVELOPMENTS

Project: Daylor, Glocker and Constable Applicant: Daylor, Glocker and Constable
Mr. Doering moved to approve Resolution No. 2006-32 granting final plan approval for the Daylor, Glocker and Constable minor subdivision. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

The Planning Waiver & Non Building Declaration was approved and signed.

Project: Enclave at Ellis Woods Applicant: Manley Consultants, Inc.
Mr. Tim and Mrs. Wendy Manley were present. There was a discussion regarding the sanitary sewer easements at the Enclave at Ellis Woods site. Mr. Preston suggested keeping the easement all on one property and converting the stormwater easement to a sanitary sewer easement and deal directly with the township. Mr. Preston noted that legal questions would need to be addressed. The Township Solicitor suggested the applicant provide a plan layout. Mr. Preston recommended the Township Engineer review, and if appropriate, provide a letter showing that the easement on Mr. Stone's property is adequate for the township's sewer system.

Project: Telvil Hall Applicant: Telvil Corporation
Mr. Bryan Hunsberger of Telvil Corporation and Mr. Matt Mack of Ludgate Engineering were present. Waivers for the Telvil Hall project were discussed and addressed.

Mr. Doering moved to grant a waiver from Section 406.7 of the Subdivision and Land Development Ordinance to allow no cartway or shoulder widening along the Ellis Woods Road frontage contingent upon the applicant furnishing the township with a fee-in-lieu of road widening and offer the additional right-of-way for dedication to the township. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to recommend waiver from Section 416.1 of the Subdivision and Land Development Ordinance to allow curbs to not be installed along the Creamery Road and Ellis

Woods Road frontage. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to recommend waiver from Section 418.2 of the Subdivision and Land Development Ordinance to allow sidewalks to not be installed along the Creamery Road and Ellis Woods Road frontage. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Roland moved to recommend waiver from Section 420 of the Subdivision and Land Development Ordinance to allow the existing wall along the Creamery Road frontage of Lots N1 and N2 to remain, contingent upon satisfactory safe sight distances being provided along Creamery Road to the satisfaction of the Township Traffic Engineer. Mrs. Miller seconded the motion. The motion carried with a 5-0-0 vote. It was suggested a letter from the Historical Commission be obtained as to if it is necessary to rebuild the wall and a recommendation from the Township Engineer was requested.

Mr. Rinehart moved to recommend waiver from Section 403.1.D of the Subdivision and Land Development Ordinance to allow the depth of Lot N1 to be more than 3 times its lot width and it was recommended that Lot N1 be deed restricted from any further subdivision. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Project: Walnut Springs Farm Applicant: Telvil Corporation

Mr. Doering moved to approve Escrow Release No. 5 in the amount of \$126,258.67 for Walnut Springs Farm. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Roland moved to approve Escrow Release No. 6 in the amount of \$140,172.95 for Walnut Springs Farm. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Project: Creekview Applicant: Heritage Building Group

Mr. Rinehart moved to approve Financial Security Adjustment No. 1 for an increase of \$70,857.07. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Roland moved to approve Escrow Release No. 13 for Creekview for the amount of \$18,238.54. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

5. OTHER BUSINESS

Exonerations and Exemptions

Mr. Rinehart moved to approve the exonerations and exemptions as presented by the Tax Collector. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

PMRS

Mr. Rinehart moved to approve the PMRS excess interest to be allocated to the member accounts as a credit towards future retirement. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Sewer

Mr. Doering moved to accept ARRO Consulting, Inc.'s proposal dated October 6, 2006 as estimated at \$180,000 with no charges until notice to proceed is awarded. Mrs. Miller seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to accept EDM Consultant's proposal dated October 11, 2006 estimated at \$22,000 for bid phase assistance for the Phase II sewer system. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to advertise for bids on November 21, 2006 with a bid due date of January 8, 2007 authorize EDM Consultants to bid the job in accordance with the modified schedule. Mrs. Miller seconded the motion. The motion carried with a 5-0-0 vote.

6. DISCUSSION ITEMS

PA Cleanways

Ms. Annuique Ruiz-Brown was present. PA Cleanways and memorials will be discussed at the next zoning meeting where sign ordinance is discussed.

7. ADDITIONAL ITEMS BROUGHT TO THE BOARD

Mr. Rinehart moved to continue with the offer from the County for the Maack property for \$381,000. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

There was brief discussion regarding the flooding at Mr. Lance Parson's property at 79 Brownstone Drive. The Township Manager noted that he forwarded photos to Mr. Greg Carey at PECO.

There was a brief discussion regarding the Township Engineer letter dated October 17, 2006 listing recommended changes to the Phase II Sewer Extension Project Manual.

It was noted the estimated turnback maintenance payment for 2007 is \$21,880 and the estimated liquid fuels allocation for 2007 is \$134,125.36.

Mr. Preston requested firms be brought in for interviews for Code Enforcement services.

The Board of Supervisors agreed to authorize the Township Engineer to prepare proposed modifications to the Public Improvement Specifications.

Mr. Doering moved to approve and sign the Coventry Ridge deeds of dedication, resolution and maintenance agreements. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to approve check for Ridge Fire Company for \$37,251.35 and a check for PMRS for \$77,096.00. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

8. ADJOURNMENT

The Board recessed into executive session at 10:22 p.m. to discuss litigation. The monthly meeting reconvened at 11:15 p.m.

Mr. Doering moved to authorize the Township Solicitor to appear at the Salvaggio Zoning Hearing to represent the township. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Roland moved to authorize the Township Solicitor to withdraw the civil complaint against Matthew Salvaggio without prejudice. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

The monthly meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Rosemarie C. Miller
Township Secretary